

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 3.823 ACRE PARCEL
FOR RITA ANN KIRBY**

Being a parcel of land situated in part of the Southeast Quarter of Section 17, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the east line of said Section 17 and the south property line of W. & L. E. Railroad, referenced by a found iron rod situated N 89° 12' 25" W a distance of 20.00 feet;

thence on an assumed bearing of S 00° 50' 12" W along the east line of said Section 17 a distance of 731.83 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by M. W. Kirby;

thence N 86° 33' 09" W along the south line of said Kirby parcel a distance of 41.05 feet to a set MAG nail on the centerline of Township Highway 136 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 86° 33' 09" W a distance of 31.71 feet;

thence S 53° 48' 54" W along said centerline a distance of 55.81 feet to a found railroad spike referenced by a set iron rod situated N 21° 32' 16" E a distance of 37.45 feet;

thence S 60° 27' 27" W along said centerline a distance of 46.31 feet to a set MAG nail referenced by a set iron rod situated N 28° 47' 17" W a distance of 20.00 feet;

thence along said centerline an arc distance of 171.8292 feet along a curve to the left having a radius of 233.8500 feet, a chord of 167.9897 feet and a chord bearing of S 40° 56' 54" W to a set MAG nail referenced by a set iron rod situated N 70° 06' 15" W a distance of 20.00 feet;

thence S 19° 53' 54" W along said centerline a distance of 50.31 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by D. R. Hayman;

thence N 71° 44' 03" W along the north line of said Hayman parcel a distance of 714.12 feet to a set iron rod on a line of a parcel of land currently owned by T. J. Blankenship marking the northwest corner of said Hayman parcel, passing 3 found iron pipes a distance of 29.53 feet, 185.35 feet, and 267.72 feet respectively;

thence N 41° 21' 27" E along a line of said Blankenship parcel a distance of 253.11 feet to a found iron pipe marking a corner of said Blankenship parcel;

thence S 86° 33' 09" E along a line of said Blankenship parcel a distance of 278.67 feet to a point marking the northwest corner of aforesaid Kirby parcel, passing a set iron rod a distance of 212.09 feet;

thence S 03° 26' 51" W along the west line of said Kirby parcel a distance of 140.00 feet to a set iron rod marking the southwest corner of said Kirby parcel;

thence S 86° 33' 09" E along the south line of said Kirby parcel a distance of 454.52 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 422.81 feet.

Containing in all 3.823 acres of land, more or less, of which 0.145 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 2002.

Prior Deed Reference – Volume 217, Page 304.

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